



1301 Wayne Avenue

Dayton, Ohio 45410

SALE PRICE:
\$335,000

Property Highlights

- **Prime Mixed-Use Property:** Featuring a popular restaurant and two residential units.
 - 2,364± SF Restaurant space with dining area, bar, kitchen & patio
 - 1,579± SF Apartment – Great for owner-occupant or rental income
 - 736± SF Studio Unit – Ideal for rental, office, or storage
- **Business Potential:** Currently occupied by South Park Tavern a well-established local favorite. (Business may be available for purchase. Separate from real estate pricing.)
- **Location Advantages:** Strong corner location with excellent visibility and signage. Surrounded by dense residential neighborhoods with a built-in customer base. Minutes from the Oregon District, University of Dayton, and Downtown Dayton.
- **Easy Access:** Easy access to US-35 (0.5 miles) and major traffic corridors.
- **Investment Appeal:** On-site parking and walkable setting captures both foot and vehicle traffic. Flexible opportunity for investors or owner-users. Call agent for information on current property income.



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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	20,490	105,764	221,878
Total Households	6,562	45,076	95,630

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Aerial

